

Present: Jane Connolly, Chairman; Stephan Grozinger, Vice Chairman; Don Saltzman, Britta Lerner, Ken Edgar, Pierre Rattee (8 p.m.) Sally Korsh (9 p.m.)

Also present: Land Use Director

Digitally recorded 6/3/13

DISCUSSION/DECISION: FISCHER, 130 NEWTOWN TURNPIKE, COMPLAINT ABOUT ZONING ISSUES AT COBB'S MILL INN, 12 OLD MILL ROAD

Harold Fischer of 130 Newtown Turnpike came before the Commission members to talk about his complaints and concerns regarding Cobb's Mill Inn. He stated that the music is louder and amplified and going to 1:15 a.m. in the morning. Also that the Inn has become a bar and nightclub and it is in a residential zone. He felt that there should be some regulations that apply to the Inn. Mr. Fischer did talk to the Zoning Enforcement officer regarding the bright lights and noise and noted that after the Zoning Enforcement officer talked to the Inn owner that the lights have been toned down but the music was not. Mr. Fischer is also concerned about Sunday outdoor music and asked if Cobb's Mill needed a special permit for that. He also expressed concern regarding the bridge that was taken down with a pile of wood that was left on the side of the river and the stanchions that are still in the river. Secondly the Inn was given a permit to open the Café with no concern about the bridge.

Don Saltzman stated that noise is not a Zoning issue. Ken Edgar stated that there was no immediate relief that the Commission could offer. If a complaint were to be made about the Sunday concerts, the Commission would look into the history of the property to see if outdoor musical events had occurred there before, and on what basis. Jim Pjura, Zoning Enforcement Officer stated that he visited the site on May 19 and May 20 at 10 p.m. at night.. He talked with Mr. Friedman, owner, about the lighting reflecting off the water and the lights have been toned down.

Jane Connolly referenced the issued liquor license, which states what is permitted on the premises.

Fran Blackman neighbor to the Inn at 110 Newtown Turnpike is concerned about the noise coming down the river.

After discussion, the Commission determined that there was no immediate action for it to take.
44mins

Pierre Rattee arrived

PUBLIC HEARING: ACCEPTANCE AND APPROVAL OF 1) THE RENUMBERING OF THE AQUIFER PROTECTION AREA REGULATIONS, CHAPTER 207 OF THE TOWN CODE; THE FLOODPLAIN MANAGEMENT REGULATIONS, CHAPTER 212 OF THE TOWN CODE; THE SUBDIVISION REGULATIONS, CHAPTER 230 OF THE TOWN CODE AND THE ZONING REGULATIONS, CHAPTER 240 OF THE TOWN CODE; 2) THE CONTINUATION OF EXISTING PROVISIONS IN THOSE REGULATIONS; 3) THE AMENDMENT OF THOSE REGULATIONS TO REFER TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION AND THE COMMISSIONER OF ENERGY AND ENVIRONMENTAL PROTECTION, AND 4) OTHER MINOR AMENDMENTS TO THE SUBDIVISION REGULATIONS AND THE ZONING REGULATIONS, ALL TO BE CODIFIED AS CHAPTERS 207, 212, 230 AND 240 OF THE CODE OF THE TOWN OF WESTON.

Jane Connolly read the legal notice into the record for the public hearing.

The Land Use Director passed out the proposed changes to the regulations recommended by General Code for the members. She then explained them in detail.

The Commission members discussed the draft and after such discussion Stephen Grozinger made the following motion:

Stephan Grozinger moved to approve 1) the renumbering of the Aquifer Protection Area Regulations, Chapter 207 of the Town Code; the Floodplain Management Regulations, Chapter 212 of the Town Code; the Subdivision Regulations, Chapter 230 of the Town Code and the Zoning Regulations, Chapter 240 of the Town Code; 2) the continuation of existing provisions in those Regulations; 3) the amendment of those Regulations to refer to the Department of Energy and Environmental Protection and the Commissioner of Energy and Environmental Protection, and 4) other minor amendments to the Subdivision Regulations and the Zoning Regulations, with the following revisions: Section 2.6.2 of the Subdivision Regulations (Section 230-11) is deleted. In Section 341.5C of the Zoning Regulations, Nursery School, (Section 240-54), "one space per teacher or employee" is replaced with "as provided in Section 240-54". In the definition of Nonconforming Use Section 240-74 after the words "or amendment" insert "substantively affecting such use."

REGULATIONS CONT:

Seconded by Ken Edgar. Vote in favor (5-1) Pierre Ratte nay(only as to Section 2.6.2) Sally Korsh absent.

Jane Connolly moved that the Commission close the public hearing. Seconded by Stephan Grozinger. Vote in favor (6-0) Sally Korsh absent.

APPROVAL OF MINUTES:

Jane Connolly moved that the Commission approve the minutes of May 20, 2013 as edited by Ken Edgar. Seconded by Stephan Grozinger Vote in favor (5-0) Don Saltzman absent from the meeting on May 20, 2013 and Sally Korsh absent from this meeting.

DISCUSSION CONTINUED: POTENTIAL AMENDMENTS TO THE ZONING REGULATIONS:

DRAFT PROPOSAL FOR A NEW SECTION 314, DRIVEWAYS TO REPLACE THE TOWN DRIVEWAY ORDINANCE

Discussion on this matter was deferred.

Sally Korsh arrived 9 p.m.

DRAFT PROPOSAL TO AMEND SECTIONS 321.1 (b), 321.2(f) AND 610 RELATED TO FARMING, FARM STANDS, FARMS AND FARMER'S MARKETS

Jane Connolly presented her draft proposal and went over it in detail with the members. Discussion followed regarding amount of acreage for a farm, parking requirements for a farm stand, permits needed for a structure, the difference between selling and growing, and signage.

A resident on Lyons Plains Road, who is interested in operating a farm stand, will be invited to attend a future meeting and share with the Commission ideas regarding the proper operation of a farm stand, after which the Commission will further discuss the possibility of a farm stand regulation and related issues.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval on June 17, 2013

